

LOCATION MAP  
NOT TO SCALE

#### NOTES

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED), ON COMMUNITY PANEL NUMBER 480045 DATED FEBRUARY 16, 1996, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
2. PLAT ESTABLISHING ONE (1) COMMERCIAL LOT.
3. IRON RODS FOUND OR SET AT ALL PROPERTY CORNERS.
4. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIC, INC.
5. ROTATE BEARINGS 0°01'44" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE BEARING SYSTEM.

#### TxDOT NOTES

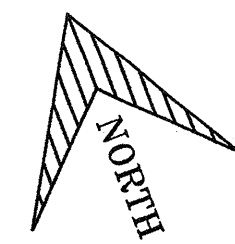
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS", ALL ACCESS TO THIS PROPERTY SHALL BE FROM THE ADJACENT PRIVATE ROAD.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISIONS THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRC OFFICE AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRC.

#### LEGEND:

- |                               |  |
|-------------------------------|--|
| EXIST. ELEC.                  | EXISTING ELECTRIC                                |
| TEL.                          | TELEPHONE  |
| CATV.                         | CABLE TELEVISION                                 |
| SAN. SWR.                     | SANITARY SEWER                                   |
| ESMT.                         | EASEMENT   |
| B.S.L.                        | BUILDING SETBACK LINE                            |
| R.O.W.                        | RIGHT-OF-WAY                                     |
| N.C.B.                        | NEW CITY BLOCK                                   |
| BLK.                          | BLOCK  |
| E. T. & CATV ESMT.            | ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT |
| FOUND 1/2" IRON ROD           | FOUND 1/2" IRON ROD                              |
| SET 1/2" IRON ROD & CAP (MBC) | SET 1/2" IRON ROD & CAP (MBC)                    |
| FOUND CONCRETE MONUMENT       | FOUND CONCRETE MONUMENT                          |



SCALE: 1"=100'  
BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF LOOP 1604 AS BEING S69°13'20"E

## SUBDIVISION PLAT ESTABLISHING NORTHWOODS, UNIT 11

BEING LOT 17 (1.568 ACRES), AN INGRESS-EGRESS EASEMENT (1.080 ACRES), A DRAINAGE EASEMENT (0.0082 OF AN ACRE), A DRAINAGE EASEMENT (1.859 ACRES) OUT OF THE SAN PEDRO NORTH LTD. PROPERTY AS RECORDED IN VOLUME 4645, PAGE 549, DEED RECORDS OF BEXAR COUNTY, ALL BEING SITUATED IN THE JUAN ESCAMIA SURVEY NO. 91-1/2, ABSTRACT NO. 217, NEW CITY BLOCK 15672, AND A 10' DRAINAGE EASEMENT (0.0113 OF AN ACRE) OUT OF LOT 16, BLOCK 2, NEW CITY BLOCK 15672, NORTHWOODS, UNIT 10, AS RECORDED IN VOLUME 9550, PAGE 118, DEED AND PLAT RECORDS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

CURVE TABLE									
CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD			
C1	404.48	21°03'18"	75.17	148.64	S65°20'57"E	147.80			
C2	337.56	18°31'51"	46.03	91.50	S62°35'13"E	91.22			
C3	500.00	05°22'33"	23.84	47.62	S73°04'55"E	47.62			
C4	25.00	83°25'45"	22.29	36.40	N62°28'26"E	33.27			
C5	25.00	89°56'30"	24.97	39.24	S65°43'48"W	35.34			
C6									
C7									
C8									
C9									
C10	380.00	07°33'50"	25.78	51.49	N79°35'37"W	51.45			
C11	250.00	13°01'23"	28.53	56.82	N76°51'50"W	56.70			
C12	23.00	112°55'19"	34.70	45.33	N13°53'30"W	38.34			
C13	314.50	14°39'33"	40.45	80.47	S35°14'23"W	80.25			
C14	1543.00	14°14'35"	192.78	383.57	N76°00'15"W	382.59			
C15	398.00	14°25'44"	50.38	100.23	N12°25'59"E	99.96			
C16	13.00	90°00'00"	13.00	20.42	N64°38'51"E	18.38			
C17	100.00	30°34'35"	27.33	53.37	S64°55'12"E	52.73			
C18	100.00	29°51'21"	26.86	52.11	S65°16'50"E	51.52			
C19	330.00	09°08'26"	26.38	52.65	S65°46'56"E	52.59			
C20	300.00	05°58'36"	15.57	31.12	N64°11'01"W	31.11			
C21	300.00	03°11'50"	8.37	16.74	S68°45'14"E	16.74			
C22	1569.92	05°29'59"	75.40	150.69	N73°06'09"W	150.63			
C23	199.00	09°07'30"	15.88	31.69	S14°42'00"W	31.66			
C24	70.00	13°19'29"	8.18	16.28	S03°28'30"W	16.24			
C25	56.00	33°11'05"	16.69	32.43	S13°24'19"W	31.98			
C26	198.00	09°13'11"	15.96	31.86	S25°23'15"W	31.83			

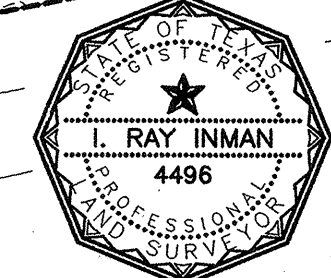
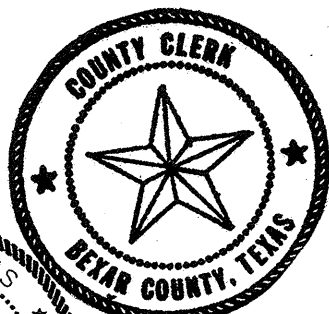
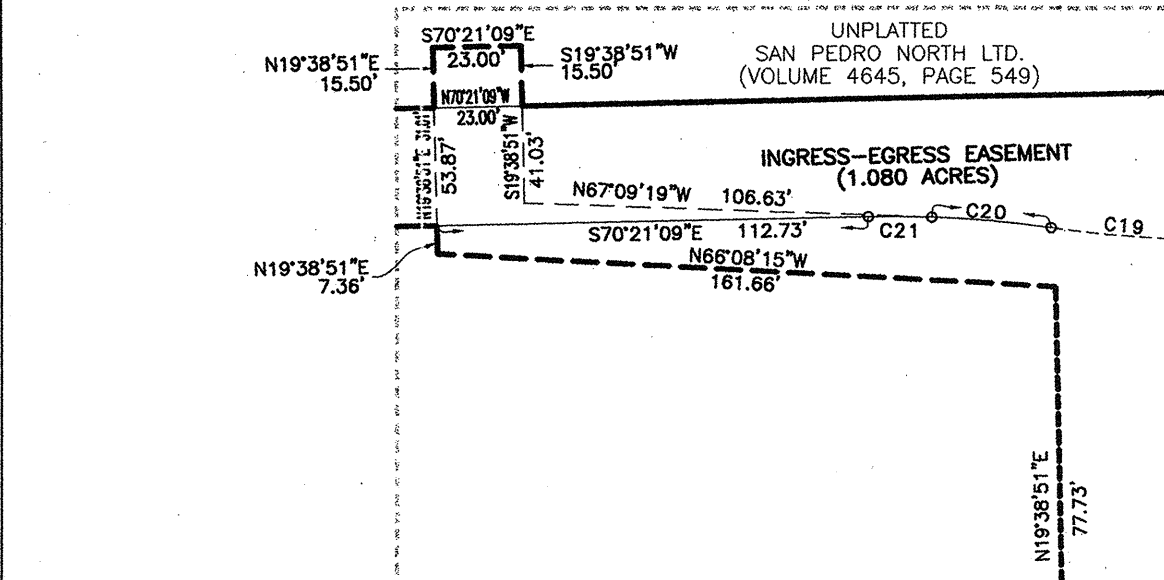
NOT USED

LINE TABLE			
LINE	LENGTH	BEARING	
L1	10.00	N19°38'51"E	
L2	10.00	S19°38'51"W	
L3	39.00	N19°38'51"E	
L4	39.00	S19°38'51"W	
L5	24.95	N23°03'15"E	
L6	6.34	N70°21'09"W	
L7	5.96	N70°21'09"W	
L8	48.04	S13°46'07"W	
L9	15.17	N05°13'07"E	
L10	32.26	N19°38'51"E	
L11	12.95	N75°51'08"W	
L12	7.70	S19°15'45"W	

F.M. LOOP 1604  
(R.O.W. VARIES)

000573

N-249



STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
**San Pedro North Ltd.**  
900 ISOM ROAD, SUITE 300  
SAN ANTONIO, TEXAS 78216  
(210) 366-3555  
OWNER  
**Exec. Vice President**  
DULY AUTHORIZED AGENT  
**Lewis E. Wetherman**  
BEFORE ME, THE UNDERSIGNED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHOSE NAME I HAVE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BEXAR, TEXAS, IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **12th** DAY OF **OCTOBER**, A.D. 20 **01**.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.  
**David L. Allen**  
REGISTERED PROFESSIONAL ENGINEER  
No. 66073  
SWORN TO AND SUBSCRIBED BEFORE ME THIS **12th** DAY OF **OCTOBER**, A.D. 20 **01**.  
**Jose L. Carmona**  
Notary Public, State of Texas  
My Comm. Exp. 05/20/02

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.  
**Ray Inman**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4496  
SWORN TO AND SUBSCRIBED BEFORE ME THIS **12th** DAY OF **OCTOBER**, A.D. 20 **01**.  
**Jose L. Carmona**  
Notary Public, State of Texas  
My Comm. Exp. 05/20/02

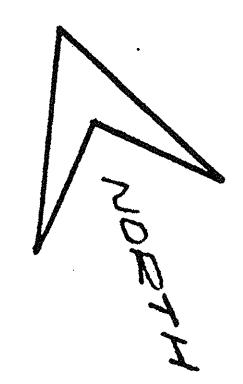
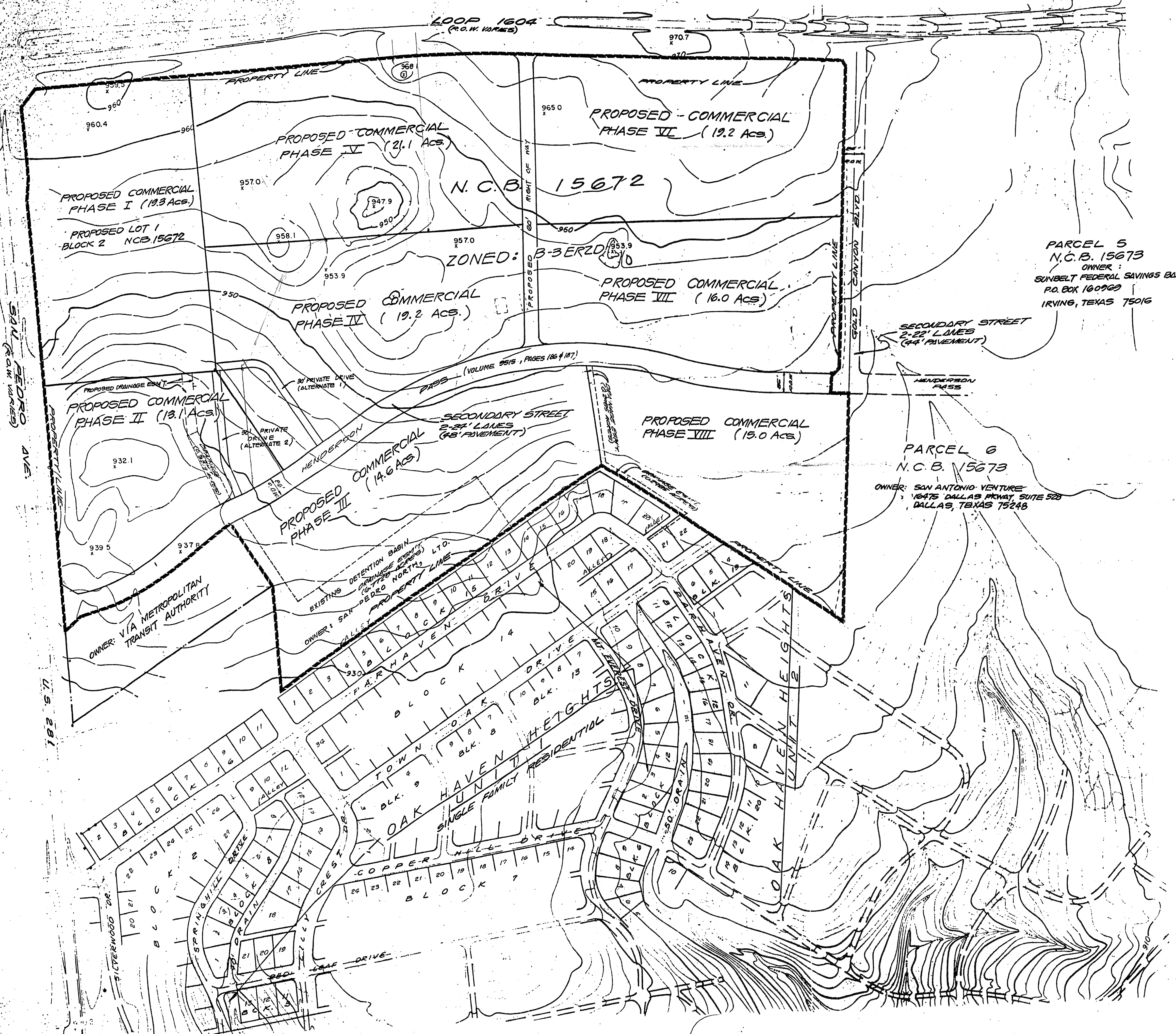
THIS PLAT OF **NORTHWOODS, UNIT 11** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS **24th** DAY OF **OCTOBER**, A.D. 20 **01**.  
BY **Ray Inman** SECRETARY  
BY **David L. Allen** CHAIRMAN  
STATE OF TEXAS  
COUNTY OF BEXAR  
I, **Ray Inman**, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF SAID COUNTY, IN BOOK VOLUME **9552** ON PAGE **122**.  
IN THE RECORDS OF  
SAID COUNTY, IN BOOK VOLUME **9552** ON PAGE **122**.  
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS **24th** DAY OF **OCTOBER**, A.D. 20 **01**.  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY **Ray Inman**

**MACINA, BOSE, COPELAND & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
27828

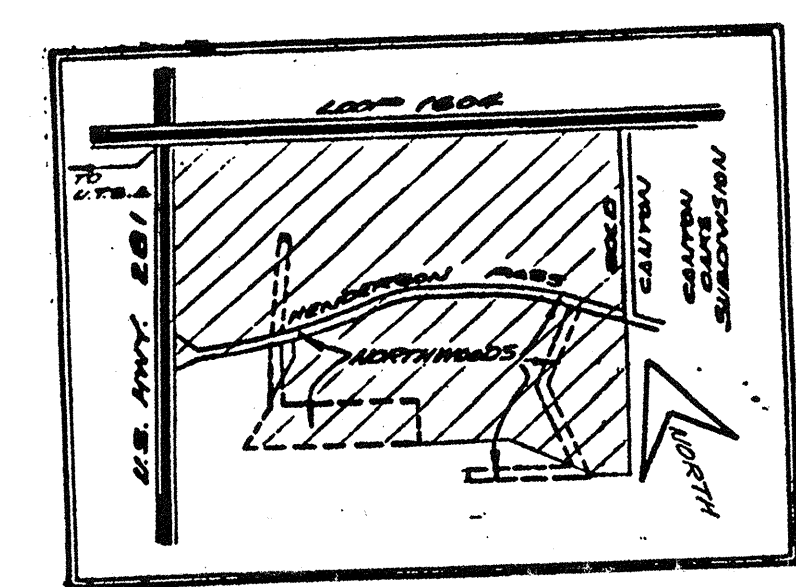
NOTE: THE MAINTENANCE OF THE DETENTION BASIN AND WATER QUALITY PONDS IS/ARE NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

NOTE: "WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."  
NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS (DEVELOPER) RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

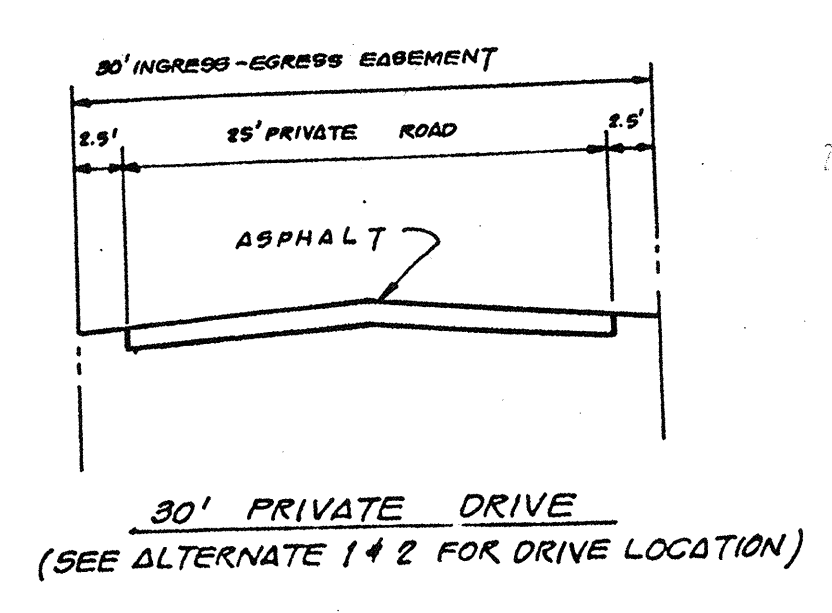




SCALE 1" = 200'



LOCATION MAP  
NOT TO SCALE



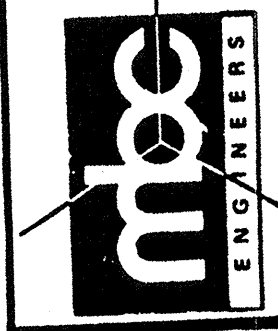
Anticipated Construction Time Table		
PHASE	CONSTRUCTION START DATE	CONSTRUCTION COMPLETION DATE
I	JAN '93	FEB. '94
II	SEPT. '93	MAR. '94
III	JAN. '94	JAN. '95
IV	JAN. '95	JAN. '96
V	JAN. '96	JAN. '97
VI	JAN. '97	JAN. '98
VII	JAN. '98	JAN. '99
VIII	JAN. '99	JAN. 2000

RECEIVED  
22 APR 30 PM 4:17  
CITY OF SAN ANTONIO  
PLANNING DEPARTMENT  
CITY ENGINEER'S OFFICE

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: 5-11-92  
File # 1322  
Signed: E. Magallon

- NOTES:
- SANITARY SEWER SYSTEM BY THE CITY OF SAN ANTONIO.
  - WATER DISTRIBUTION SYSTEM BY THE CITY OF SAN ANTONIO.
  - DEVELOPER: SAN PEDRO NORTH LTD.  
900 ISOM RD., SUITE 208  
SAN ANTONIO, TEXAS 78216
  - THIS PROPOSED DEVELOPMENT DOES NOT FALL WITHIN THE 100-YEAR FLOOD AREA AS IDENTIFIED FROM THE MOST CURRENT FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
  - DEVELOPER RESERVES THE RIGHT TO RELOCATE 30' WIDE INGRESS/EGRESS EASEMENT AS REQUIRED BY DEVELOPMENT.

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
415 Breesport Drive, San Antonio, Texas 78216  
(512) 349-0151

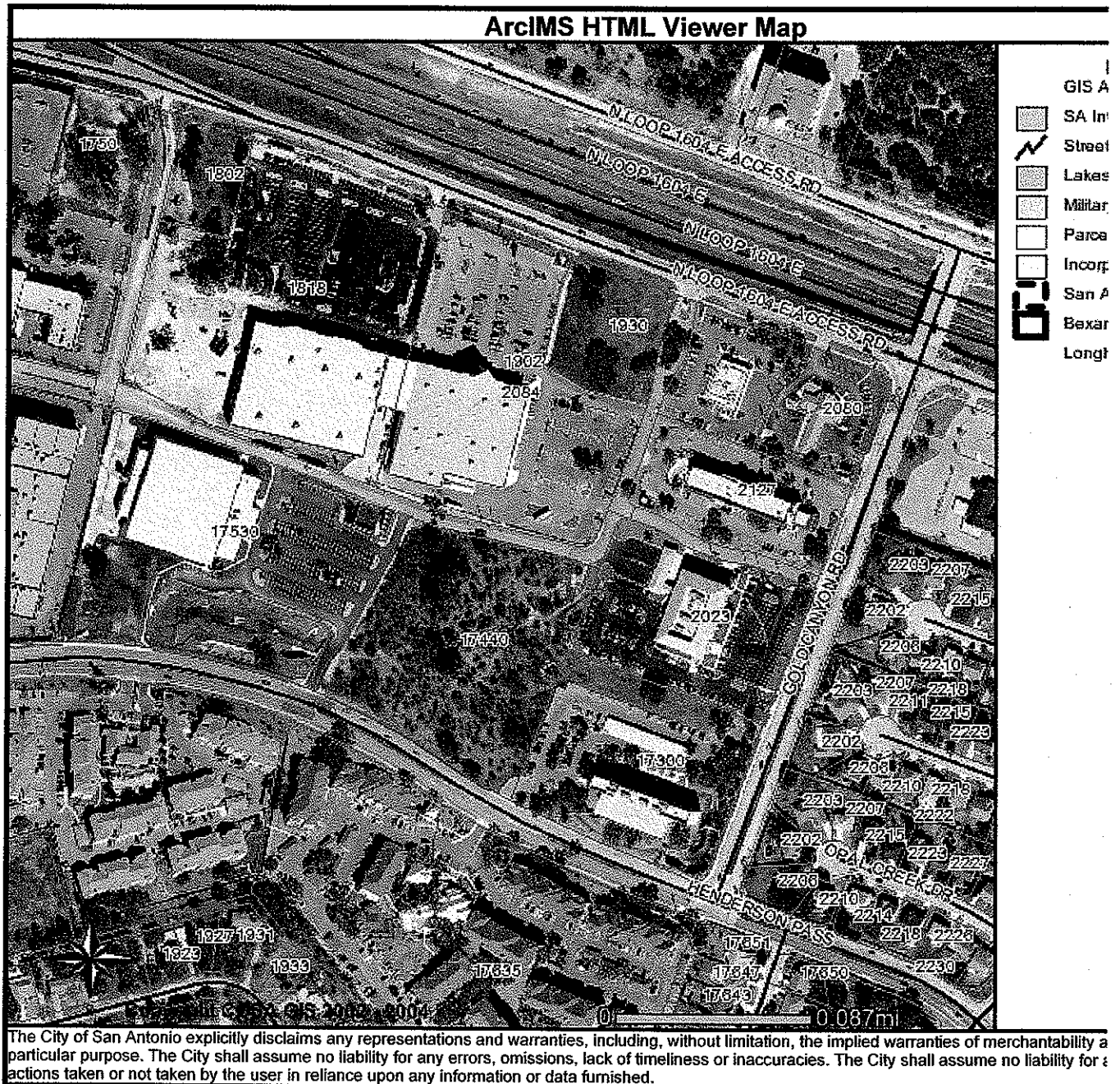


NORTHWOODS  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
P.O.A.O.P. No.

REVISIONS	DATE	DESCRIPTION	BY
1	4-20-92	ADDED PHASES I THRU VIII	D.L.A.
2	4-20-92	REMOVED BULKHEAD AT DETENTION BASIN (P.L.)	D.L.A.
3	4-20-92	ADDED 60' ROW	D.L.A.
4	4-20-92	ADDED PRIVATE DRIVE INFO & NOTES	D.L.A.

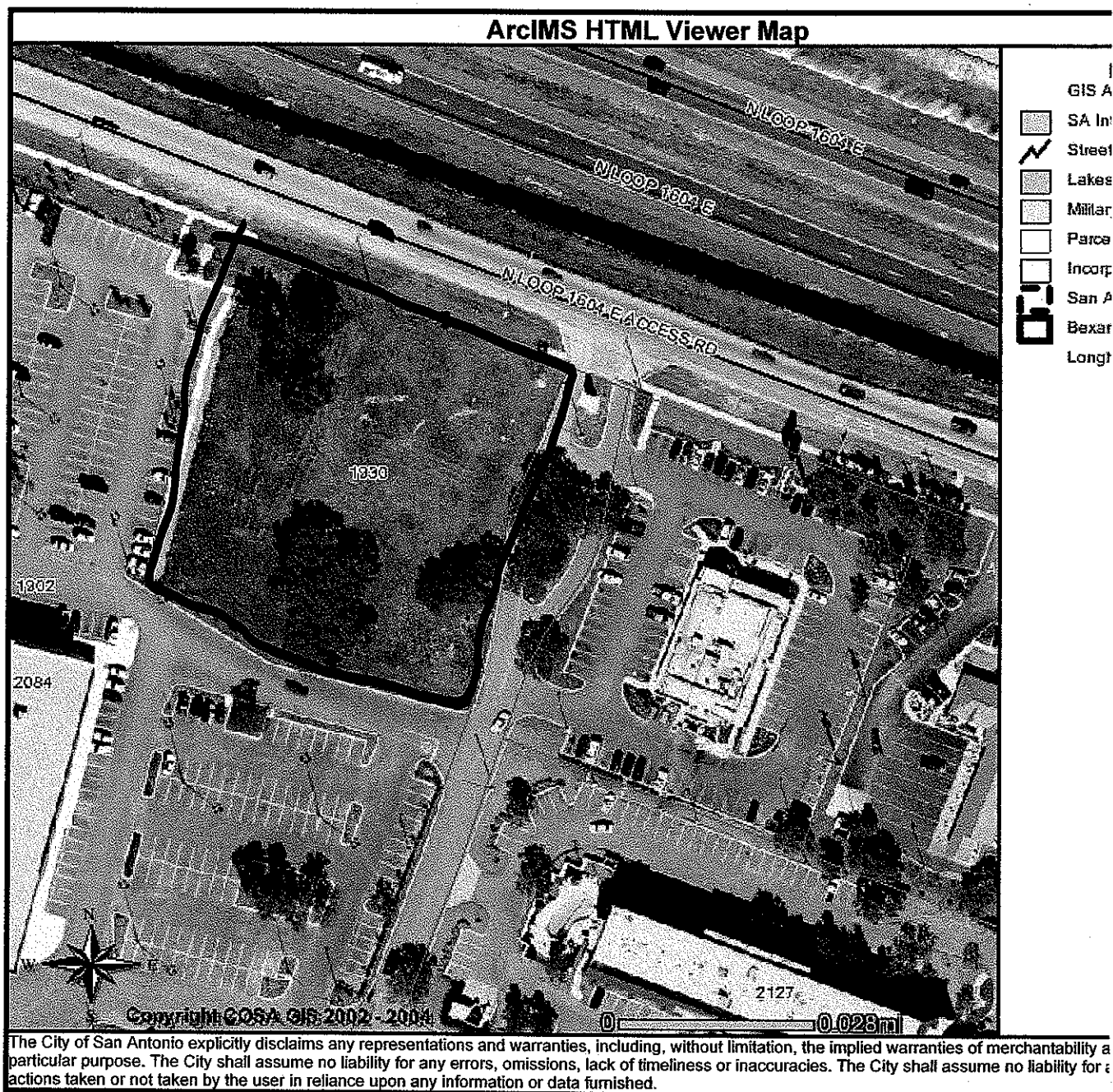
DATE: 4-20-92  
DRAWN: M.A.C.  
CHECKED: L.A.D.  
DATE: 4-20-92  
JOB NO: 05285  
SHEET: 1





CITY SERVICES

2005 JAN 14 P 3:53



ITPA SERVICES

2005 JAN 14 P 3:53



**City of San Antonio**  
Development Services Department  
**Vested Rights Permit/Consent Agreement**  
**APPLICATION**

DEV. SERVICES  
2005 JAN 14 P 3:53

Permit File: # **05-01-043**  
Assigned by city staff

Date: \_\_\_\_\_

☐ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),  
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Castro & Killen, P.C.

Phone: (210) 220-1008 Fax: (210) 220-1801

Address: 115 East Travis, Suite 314

City: San Antonio State: Texas Zip code: 78205

Engineer/Surveyor: Macina Bose Copeland

Address: 1035 Central Parkway North

City: San Antonio State: Texas Zip code: 78232

(b) Name of Project: Wachovia Bank - Northwoods

(c) (k) Site location or address of Project and Legal description: Lot 17, Block 2, NCB  
15672, Located near Southeast corner of Loop 1604 and Highway 281

Council District 9 ETJ            Over Edward's Aquifer Recharge? (x) yes ( ) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.

(d) Total land use, in square feet 68,282 +/-

(e) Total area of impervious surface, in square feet 40,942 +/-

(f) Number of residential dwellings units, by type; 0

(g) Type and amount of non-residential square footage: +/- 5,500 (Bank & Drive through)

**(h) Phases of the development, (If Applicable);** 1

4. What is the date the applicant claims rights vested for this Project? May 11, 1992

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

**4 a. What, if any, construction or related actions have taken place on the property since that date?**

The Northwoods Shopping Center has been built

**5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.***

- PERMIT

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

**Expiration Date:** \_\_\_\_\_ **Acreage:** \_\_\_\_\_

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Northwoods # 322

Date accepted: May 11, 1992 Expiration Date: \_\_\_\_\_ MDP Size: 137 acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Northwoods, Unit 11 Plat # 573 Acreage: 1.568 Approval Date: October 24, 2001 Plat recording Date: November 9, 2001 Expiration Date: \_\_\_\_\_ Vol./Pg. 9552/122

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

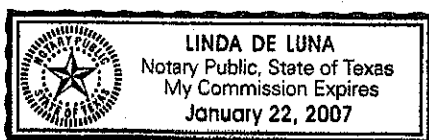
• **Other**

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Rob Killen Signature: [Signature] Date: 1/14/04

Sworn to and subscribed before me by Rob Killen on this 14 day of January in the year 2004, to certify which witness my hand and seal of office.



[Signature]  
Notary Public, State of Texas

City of San Antonio use

Permit File: # 05-01-043

Assigned by city staff

Date: 2/4/05

☒ **Approved**

☐ **Disapproved**

Review By: \_\_\_\_\_



Development Services Department

Date: \_\_\_\_\_

**Comments:** As of May 11, 1992, the approval date of the Northwoods POADP #322, for approximately 5,500 square feet of commercial use with attendant parking as depicted in site plan attached to the application.

**All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted.**



CASTRO & KILLEN, P.C.  
115 East Travis, Suite 314  
San Antonio, Texas 78205  
Ph (210) 220-1008  
Fax (210) 220-1801  
[www.castro-killen.com](http://www.castro-killen.com)

VRP# 05-01-043

January 14, 2005

Mr. Michael Herrera  
Development Services Department  
City of San Antonio  
1901 South Alamo  
San Antonio, TX 78204

VIA HAND DELIVERY

RE: Recognition of Vested Rights for Property Located within the Northwoods  
Preliminary Overall Area Development Plan to Allow for Development of a Bank

Dear Mr. Herrera:

Please find enclosed two (2) sets of an application for recognition of vested rights to allow for the development of a bank on an undeveloped lot within the Northwoods Preliminary Overall Area Development Plan ("POADP"), which was accepted by the City of San Antonio ("City") on May 11, 1992. On behalf of our clients, we request that the City recognize vested rights based on the POADP acceptance date.


In support of this application, I have included the following documents:

1. **Northwoods POADP**, Number 322, accepted by the City on May 11, 1992.
2. **Northwoods, Unit 11 Plat**, approved by the City on October 24, 2001.
3. **Bank Project Site Plan Exhibit**, showing tentative building locations on site.
4. **Aerial Photograph of the Northwoods Shopping Center**, demonstrating development within the POADP area.
5. **Aerial Photograph of the Project**.
6. **List of Plats Approved Under Northwoods POADP**.

The Bank development described in this application for recognition of vested rights under Chapter 245 of the Texas Local Government Code is part of the Northwoods Shopping Center project initiated through POADP Number 322 in 1992. The lot on which the proposed bank will sit was created through a plat filed as part of the POADP. The proposed bank is part of the Northwoods project initiated in 1992.

If you have any questions regarding this issue, please do not hesitate to contact me at your convenience at (210) 220-1008, or via e-mail at [rkillen@castro-killen.com](mailto:rkillen@castro-killen.com).

Sincerely,

  
Rob Killen

Attachments